



WAKEFIELD
01924 291 294

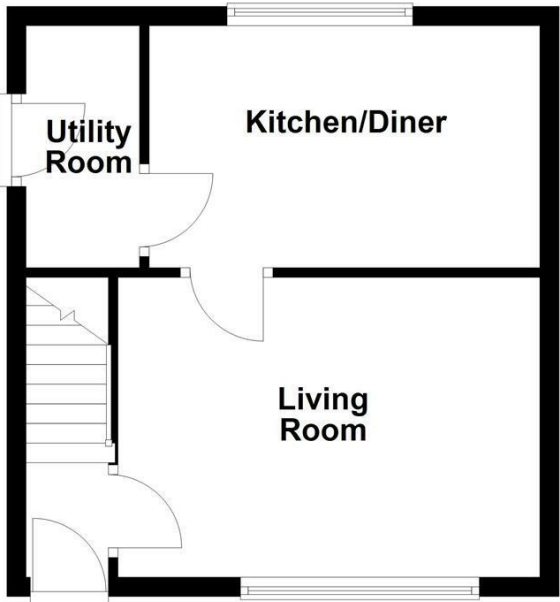
OSSETT
01924 266 555

HORBURY
01924 260 022

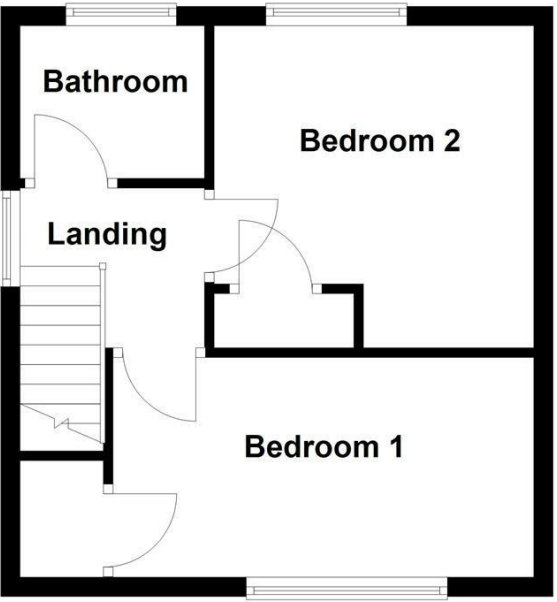
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

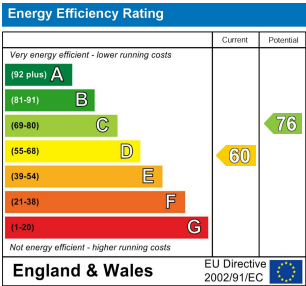


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



17 Smithy Parade, Dewsbury, WF12 0HG

For Sale Freehold £144,000

Introducing to the market this well presented two bedroom semi detached home, situated in Thornhill, Dewsbury. The property offers two double bedrooms, a modern kitchen/diner, and gardens to both the front and rear.

The accommodation briefly comprises of the entrance hall which provides access to the living room and the staircase to the first floor. The spacious living room opens into a modern kitchen/diner, which in turn leads to a useful utility room housing the Ideal gas combination boiler. To the first floor are two generously sized double bedrooms and a three piece family bathroom suite. There is also loft access on this level. Outside, to the front of the property there is a buffer garden with a paved pathway leading to the front entrance and down the side of the property, it is enclosed by brick walls. To the rear of the property there is a lawned garden, fully enclosed with mature shrub borders.

This property is ideally suited to first time buyers and young families, offering easy access to countryside walks, local shops, amenities, schools, and excellent transport links to Dewsbury town centre.

A viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing. Door into the living room.

LIVING ROOM

13'3" x 11'6" [4.05m x 3.51m]

UPVC double glazed window to the front, central heating radiator, electric fireplace, door into the kitchen/diner.



KITCHEN/DINER

13'3" x 8'2" [4.05m x 2.51m]

UPVC double glazed window to the rear, central heating radiator. A range of wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for a fridge freezer, four ring gas hob with an extractor fan over.

UTILITY ROOM

8'3" x 3'9" [2.54m x 1.15m]

Door to the side of the property, space and plumbing for washing machine, understairs storage cupboard.

FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator, loft access. Doors to two bedrooms and the house bathroom.

BEDROOM ONE

8'9" x 14'4" [2.67m x 4.39m]

UPVC double glazed window to the front, central heating radiator, over stairs storage cupboard.



BEDROOM TWO

10'9" x 8'1" [3.3m x 2.47m]

UPVC double glazed window to the rear, central heating radiator, storage cupboard.



BATHROOM

6'0" x 5'2" [1.84m x 1.59m]

Frosted UPVC double glazed window to the rear, fully tiled. Low flush W.C., hand wash basin with mixer tap, panelled bath with glass pane and shower head attachment.



OUTSIDE

To the front of the property there is a front buffer yard with a flag path leading to the front door, there is also access through the side elevation to another UPVC door into the utility room, further leading to the rear elevation garden. To the rear of the property there is a lawned area fully enclosed by raised bushes.



Non standard construction

This property is non-standard construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.